

Hidalgo County  
Arturo Guajardo Jr.  
County Clerk  
Edinburg, TX 78540



70 2013 02383852

Instrument Number: 2013-2383852

Recorded On: February 20, 2013

As  
Recording

Parties:

To

Billable Pages: 7

Number of Pages: 8

Comment: TAX RESALE DEED

**\*\* Examined and Charged as Follows: \*\***

Recording	40.00
Total Recording:	40.00

\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2013-2383852

Receipt Number: 1336999

Recorded Date/Time: February 20, 2013 09:01A

**Record and Return To:**

ORIGINAL RETURN TO CUSTOMER

User / Station: I Leal - Cash Station 02



STATE OF TEXAS  
COUNTY OF HIDALGO

I hereby certify that this instrument was FILED in the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas

Arturo Guajardo Jr.  
County Clerk  
Hidalgo County, TX

**Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your social security number or your driver's license number.**

**TAX RESALE DEED**

**STATE OF TEXAS**

**X**

**X KNOW ALL MEN BY THESE PRESENTS**

**COUNTY OF HIDALGO**

**X**

That **LA JOYA INDEPENDENT SCHOOL DISTRICT, CITY OF LA JOYA, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT, SOUTH TEXAS COLLEGE and HIDALGO COUNTY**, acting through the presiding officer of its governing body, hereunto duly authorized by resolution and order of each respective governing body which is duly recorded in their official Minutes, hereinafter called grantors, for and in consideration of the sum of \$8,500.00 cash in hand paid by

**MIKE ALANIZ  
P. O. BOX 513  
PENITAS, TEXAS 78576**

hereinafter called grantee(s), the receipt of which is acknowledged and confessed, has quitclaimed and by these presents do quitclaim unto said grantee(s) all of the right, title and interest of grantor and all other taxing units interested in the tax foreclosure judgment against the property herein described, acquired by tax foreclosure sale heretofore held under Suit No. T-543-03-C, in the district court of said county, said property being located in Hidalgo County, Texas, and described as follows:

**LOT 218, PALMSHORES SUBDIVISION, UNIT 1, CITY OF LA JOYA, HIDALGO COUNTY, TEXAS, ACCORDING TO PER MAP OR PLAT THEREOF RECORDED IN VOLUME 25, PAGES 120-121, MAP RECORDS OF HIDALGO COUNTY, TEXAS**

TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said grantee(s), their heirs and assigns forever, so that neither the grantors, nor any other taxing unit interested in said tax foreclosure judgment, nor any person claiming under it and them, shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

Taxes for the present year are to be paid by grantee(s) herein.

This deed is given expressly subject to any existing right of redemption remaining in the former owner of the property under the provisions of law and also subject to any recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the year the tax lien(s) arose.

**THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR JUDICIAL REQUIREMENTS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, OWNED BY THE DEFENDANT(S) IN SUCH SUIT(S) IN AND TO THE REAL PROPERTY OFFERED.**

**THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE COUNTY NOR THE SHERIFF'S DEPARTMENT OR CONSTABLE WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS.**

**IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTEWATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL.**

\*\*\*\*\*

**ESTA VENTA SE REALIZA CONFORME A LOS REQUISITOS ESTATUTARIOS O JUDICIALES. LOS POSTORES LICITARAN POR LOS DERECHOS, TITULOS E INTERESES, SI FUESE EL CASO, DE LA PROPIEDAD INMUEBLE QUE SE OFRECE.**

**LA PROPIEDAD SE VENDE TAL CUAL, DONDE SE ENCUENTRE Y SIN NINGUNA GARANTIA EXPRESA O IMPLICITA. NI EL CONDADO NI EL DEPARTAMENTO DEL ALGUACIL GARANTIZAN O REALIZAN ALGUNA DECLARACION RESPECTO AL TITULO, CONDICION, HABITABILIDAD, COMERCIALIZACION O APTITUD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES SE RESPONSABILIZAN POR TODOS LOS RIESGOS.**

**EN ALGUNAS SITUACIONES, UN LOTE DE CINCO ACRES O MENOS SE PRESUME QUE SE DESTINA PARA USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD CARECE DE SERVICIOS DE AGUA POTABLE O ALCANTARILLADO, LA PROPIEDAD PUEDE NO CALIFICAR PARA USO RESIDENCIAL. SI UN COMPRADOR POTENCIAL DESEA MAS INFORMACION DEBE PREGUNTAR O CONSULTAR A UN ASESOR PRIVADO.**

IN TESTIMONY WHEREOF La Joya Independent School District has caused these presents to be executed this 24th day of January, 2013.

BY: Jr. JJ  
Juan Jose "JJ" Pena Jr.  
Board President  
La Joya Independent School District

STATE OF TEXAS

X

COUNTY OF HIDALGO

X

This instrument was acknowledged before me on this 24th day of January, 2013, by Juan Jose "JJ" Pena, Jr., Board President of La Joya Independent School District.



Irma Herrera  
Notary Public, State of Texas  
My Commission Expires: 6/9/2014

IN TESTIMONY WHEREOF City of La Joya has caused these presents to be executed this  
7<sup>th</sup> day of February, 2013.

BY: Jose A. "Fito" Salinas  
Jose A. "Fito" Salinas  
Mayor  
City of La Joya

STATE OF TEXAS

X

COUNTY OF HIDALGO

X

This instrument was acknowledged before me on this 7<sup>th</sup> day of  
February, 2013, by Jose A. "Fito" Salinas, Mayor of City of La Joya.

Julianita Sabala  
Notary Public, State of Texas  
My Commission Expires: March 21, 2015



IN TESTIMONY WHEREOF South Texas Independent School District has caused these presents to be executed this 25<sup>th</sup> day of January, 2013.

BY: Homero Garcia  
Homero Garcia  
President  
South Texas Independent School District

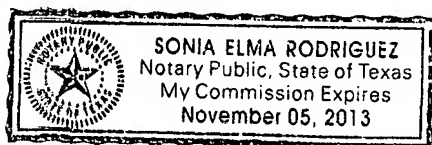
STATE OF TEXAS

X

COUNTY OF HIDALGO

X

This instrument was acknowledged before me on this 25<sup>th</sup> day of January, 2013, by Homero Garcia, President of South Texas Independent School District.



Sonia Elma Rodriguez  
Notary Public, State of Texas  
My Commission Expires: 11/5/13

My Commission Expires: 02/20/2016

IN TESTIMONY WHEREOF Hidalgo County has caused these presents to be executed, this  
24 day of Jan, 2013.

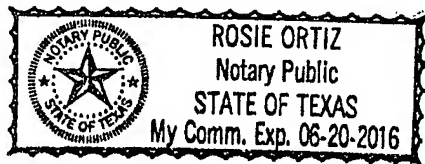
BY: Ramon Garcia  
Ramon Garcia  
County Judge  
Hidalgo County

Approved by Commissioners' Court  
on 8/28/12 RD

STATE OF TEXAS X

COUNTY OF HIDALGO X

This instrument was acknowledged before me on this 24 day of  
Jan, 2013, by Ramon Garcia, County Judge of Hidalgo County.



Rosie Ortiz  
Notary Public, State of Texas  
My Commission Expires: 6-20-2016

After recording return to:

LINEBARGER GOGGAN BLAIR  
& SAMPSON, LLP  
Attorneys at Law  
205 S. Pin Oak Avenue  
Edinburg, Texas 78539